

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 1-05-04

23

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: Incentive Development Conditional Use Permit #03-60 by Volunteers of America. The applicant is proposing to develop a 4 story congregate housing building with 200 units on their property. The location of the building is just east and south of the detention pond on the property. The property is located along the north side of 55 th Street NW and along the west side of 18 th Avenue NW.		PREPARED BY: Brent Svenby, Planner

December 22, 2003

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on December 10, 2003 to consider this application.

The Planning Commission recommends approval subject to the following conditions:

- 1. Prior to the submittal of the Final Plan, the property shall be replatted to create a lot, which will meet the zoning district standards for the proposed use.*
- 2. The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a City/Owner Contract.*
- 3. The Final Development Plan application shall include:*
 - Building elevations that identify dimensions, building materials and colors;*
 - Details for exterior lighting on the building;*
 - Detailed landscaping plan including plant materials;*
 - A sign plan, if signs will be proposed;*
 - Grading plan;*
 - Updated site capacity calculation based on the new lot.*

Ms. Petersson moved to recommend approval of Type III, Phase II Incentive Development Preliminary Plan #03-60 by Volunteers of America with the staff recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 9-0.

Planning Department Recommendation:

See attached staff report dated December 4, 2003.

Council Action Needed:

- 1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution approving, approving with conditions, or denying this request based upon the criteria included in the staff report.*

Attachments:

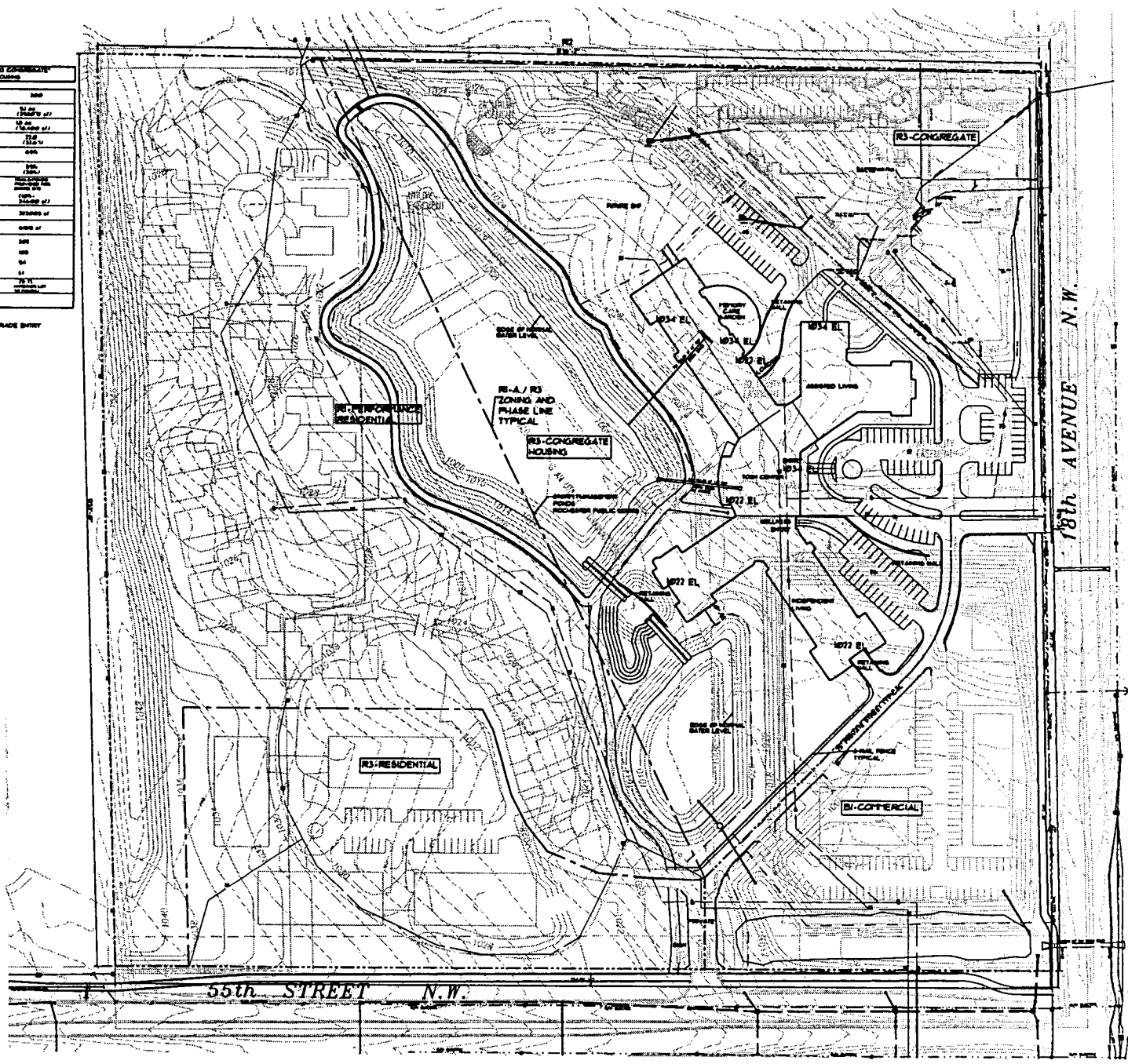
1. Staff Report dated December 4, 2003.
2. Minutes of the December 10, 2003 CPZC Meeting.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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EXISTING USE	RS-CONGREGATE HOUSING
NUMBER OF UNITS	100
SITE AREA	51.25 (1.567E 27)
POND AREA	10.00 (1.567E 27)
CRUISE ALSO ON SITE	10.00 (1.567E 27)
CRUISE ALLOWED	10.00 (1.567E 27)
PAVE	10.00 (1.567E 27)
LANDSCAPE (PAC. POND)	10.00 (1.567E 27)
RECREATION REQUIRED	10.00 (1.567E 27)
BUILDING AREA	10.00 (1.567E 27)
PAVED AREA	10.00 (1.567E 27)
PARKING	10.00 (1.567E 27)
SURFACE	10.00 (1.567E 27)
ENCLOSED	10.00 (1.567E 27)
RATIO	10.00 (1.567E 27)
PROPERTY SETBACK	10.00 (1.567E 27)
SET BUILDING	10.00 (1.567E 27)

NOTES:
ELEVATIONS NOTED ARE AT GRADE SURVEY



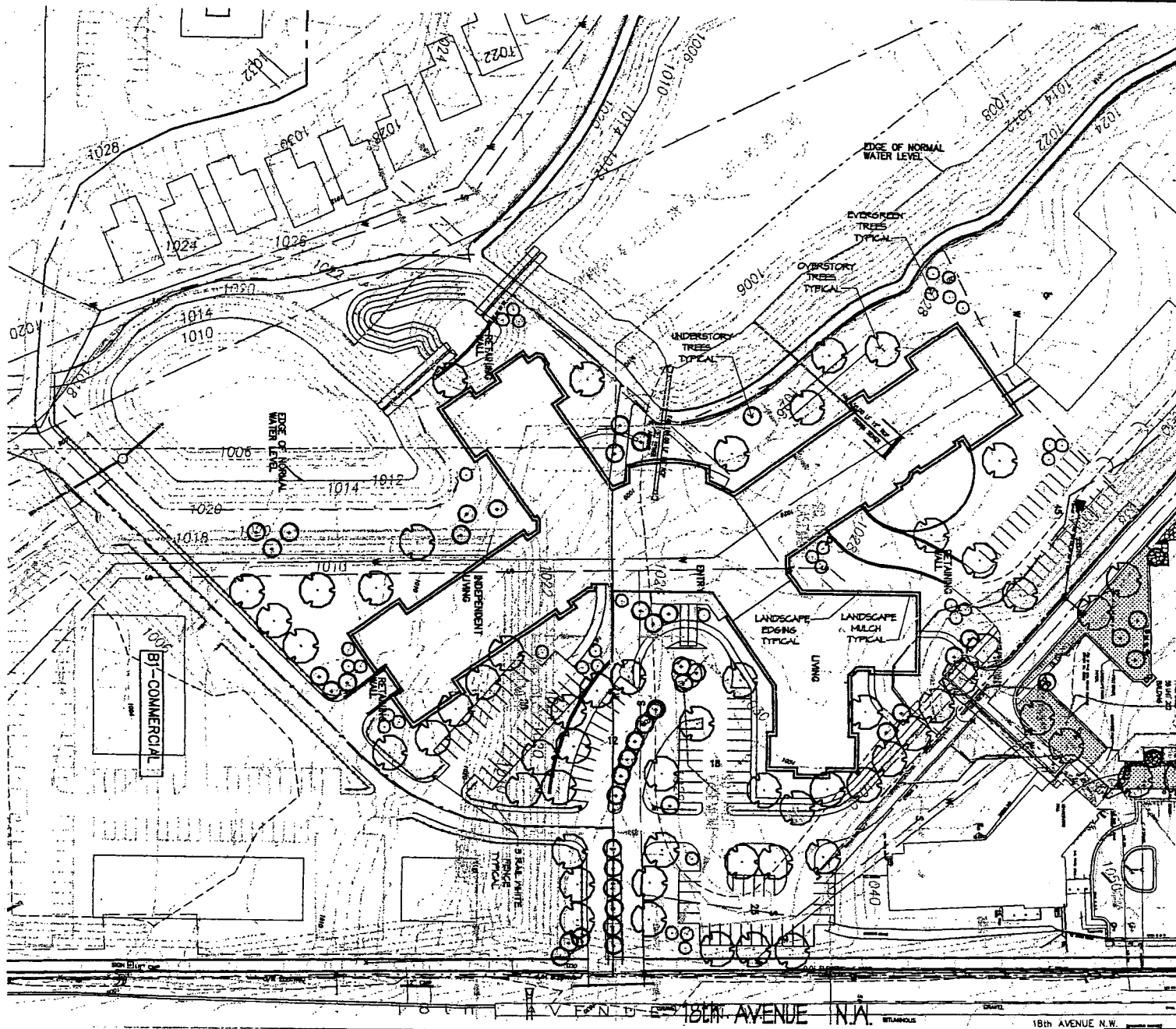
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NOV 12 2003
ROCHESTER OLMSTED
PLANNING DEPARTMENT

INCENTIVE DEVELOPMENT
SITE PLAN

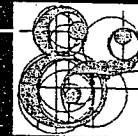
THE HOMESTEAD of Rochester
Rochester, Minnesota
VOA/Presbyterian Homes

NOVEMBER 10, 2003
INSITE ARCHITECTS
Rochester, Minnesota

SCALE: 1" = 60'-0"



McGhie



Betts, Inc.

Land Surveying
Urban-Land Planning
Consulting - Civil Engineering
Geotechnical Engineering
Construction Material Testing
Landscape Architecture

1848 Third Ave. S.E.
Rochester, MN 55904

Tel. 507.380.3919
Fax. 507.380.7333
email: madd@mcghiebetts.com

RECOMMENDED
FOR APPROVAL BY:

CITY PLANNING COMMISSION

DATE

APPROVED BY THE COMMON COUNCIL

DATE

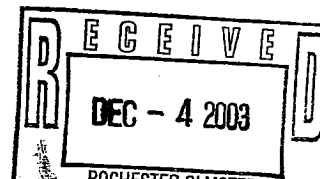
PREPARED BY

Date	Description	Initial

NAME
ADDRESS
CITY, STATE ZIP

Designed by: A.M.
Drawn by: K.S.
Checked by: A.M.
Scale: 1" = 50' Case No. 4140/2194
Date: 12/1/03 File No. 2194/VCA-1P

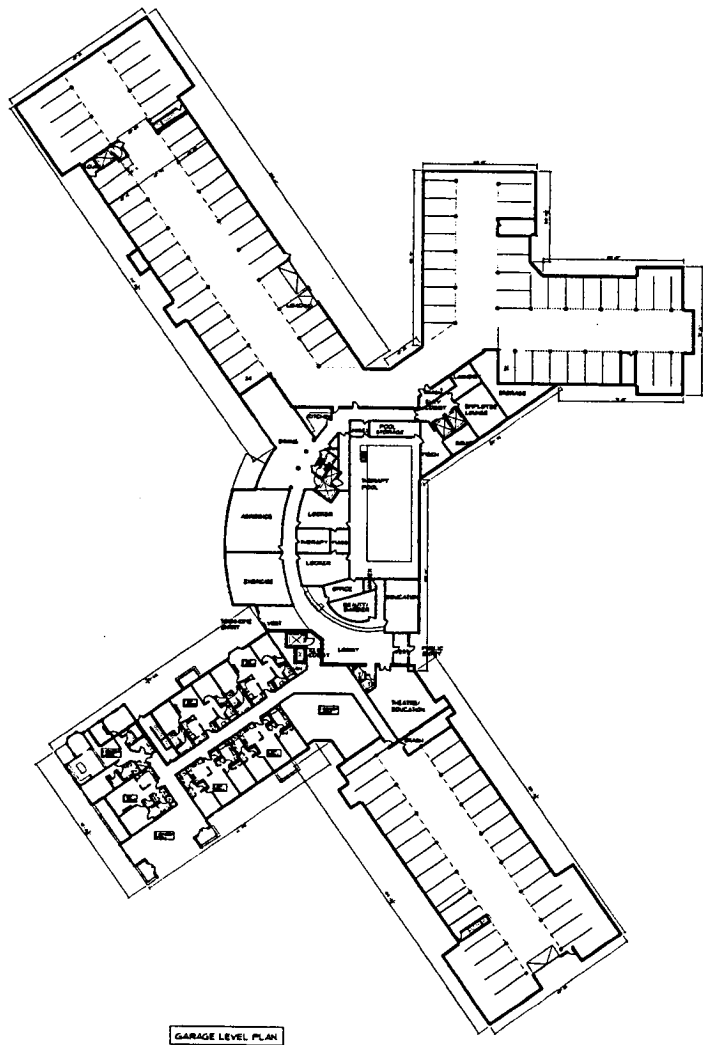
LANDSCAPE PLAN
HOMESTEAD OF ROCHESTER
ROCHESTER, MINNESOTA



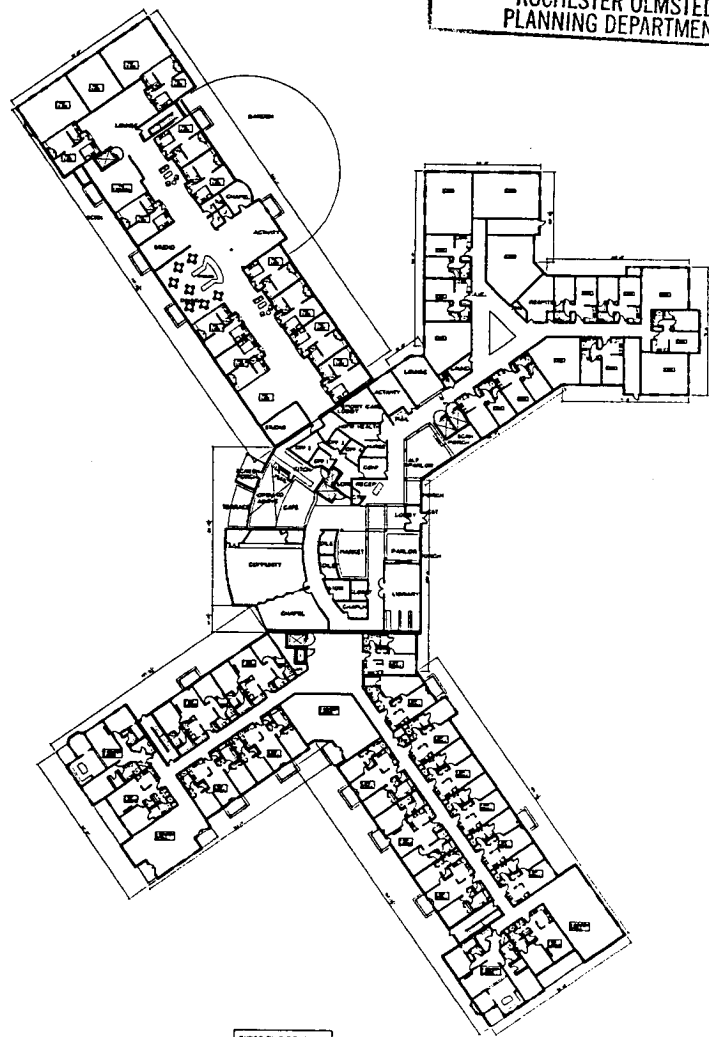
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ROCHESTER OLMS TED
PLANNING DEPARTMENT



GARAGE LEVEL PLAN



FIRST FLOOR PLAN

THE HOMESTEAD of Rochester

Rochester, Minnesota

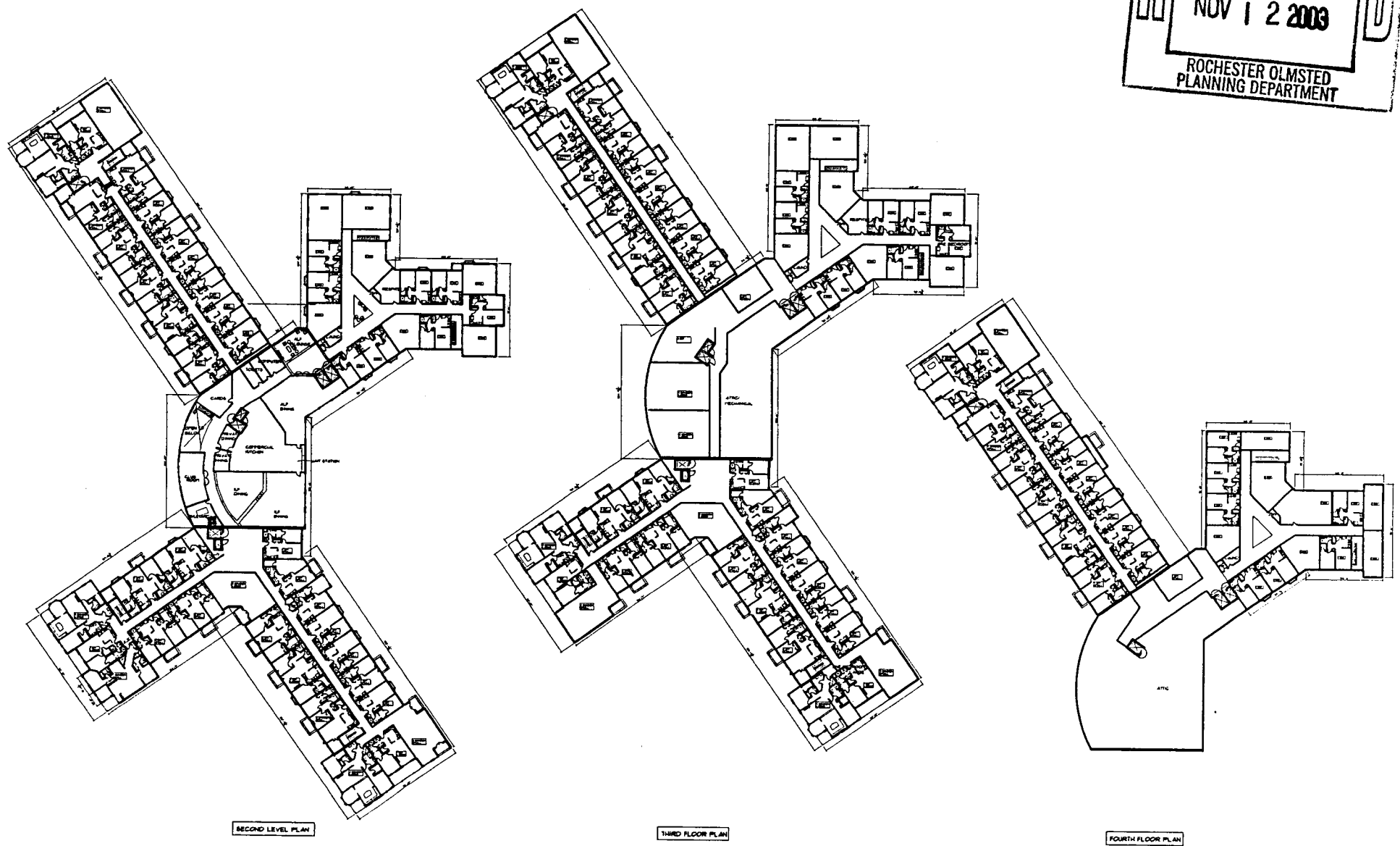
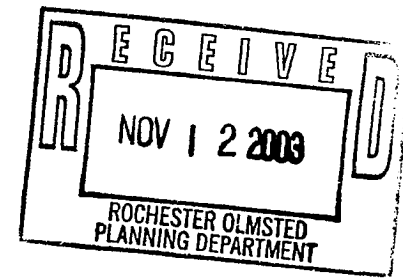


November 10, 2003

INSITE ARCHITECTS
Minneapolis, MN / 612.655.1900

VOA/Presbyterian Homes

Scale
1/32" = 1'-0"



THE HOMESTEAD of Rochester

Rochester, Minnesota

VOA/Presbyterian Homes



November 10, 2003

INSITE ARCHITECTS
Minneapolis, MN / 612.655.1900

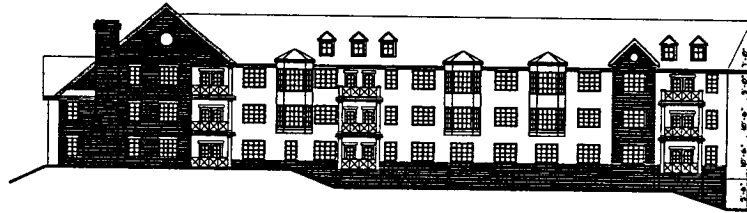
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217

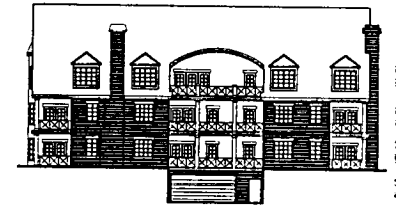
212



① Elevation



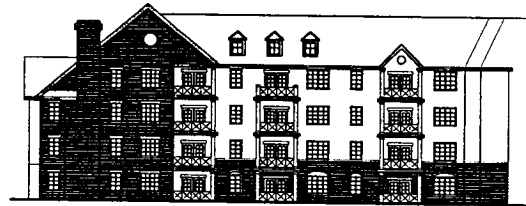
② Elevation



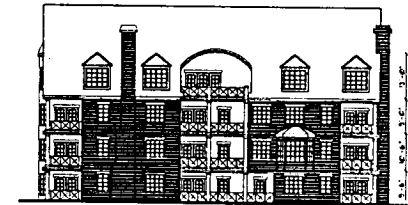
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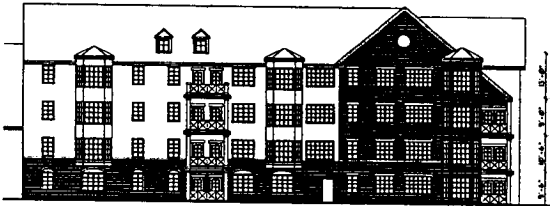
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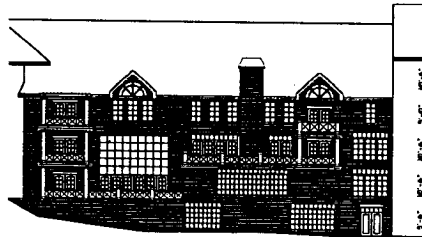
⑤ Elevation



⑥ Elevation



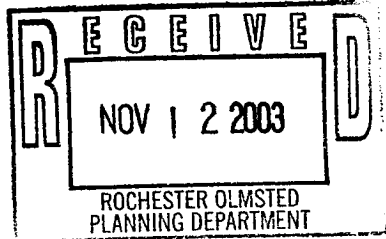
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⑧ Elevation



⑨ Elevation



THE HOMESTEAD of Rochester

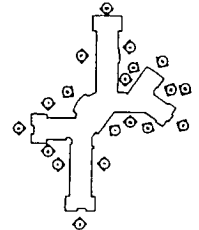
Rochester, Minnesota

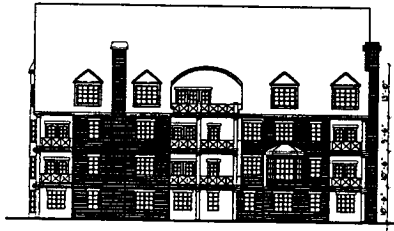
VOA/Presbyterian Homes

INSITE ARCHITECTS
Minneapolis, MN / 612.655.1900

November 10, 2003

Scale
1/8" = 1'-0"

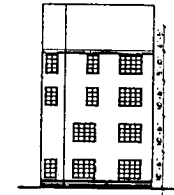




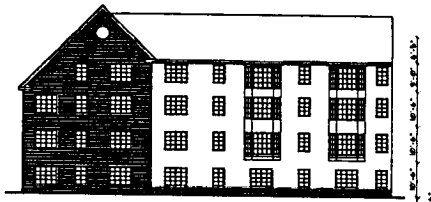
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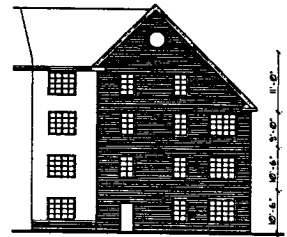
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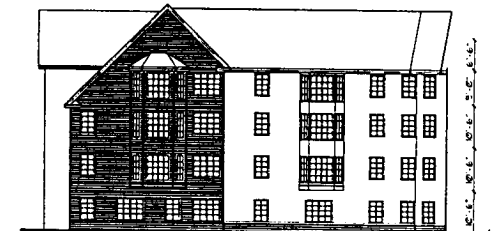
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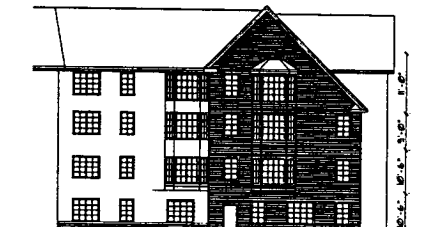
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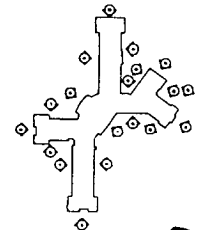
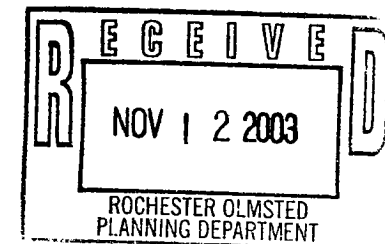
⑧ ELEVATION



⑨ ELEVATION



⑩ ELEVATION



THE HOMESTEAD of Rochester

Rochester, Minnesota

November 10, 2003

INSITE ARCHITECTS
Minneapolis, MN / 612.655.1900

VOA/Presbyterian Homes

Scale
1/8" = 1'-0"

219

220



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: December 4, 2003

RE: Incentive Development #03-60 by Volunteers of America. The applicant is proposing to develop a 4 story congregate housing building with 200 units on their property. The location of the building is just east and south of the detention pond on the property. The property is located along the north side of 55th Street NW and along the west side of 18th Avenue NW.

Planning Department Review:

Applicant/Owner:

Volunteers of America
7530 Market Place Drive
Eden Prairie, MN 55344

Consultant:

Insite Architects
Attn: Kirk Velett
1101 W River Parkway, Suite 330
Minneapolis, MN 55415

Referral Comments:

1. Rochester Public Works Department
2. Rochester Park & Recreation Department
3. Planning Department – GIS staff
4. Olmsted County Public Works Department
5. RPU Water Division
6. RPU Operations Division
7. Planning Department – Wetlands LGU staff
8. MnDOT

Report Attachments:

1. Land Development Manual Excerpts
2. Project Narrative
3. Site Plan and Elevations
4. Referral Comments (5 Letters)

Development Review:

Location of Property:

The property is located west of 18th Avenue NW and north of 55th Street NW and is located within the VOA development. The building is on a portion of Lots 1 and 2, Block 2 and Outlot A The Homestead.

Zoning:

The property is zoned R-3 (Medium Density Residential) and B-1 (Restricted Commercial) on the City of Rochester Zoning Map.

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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Proposed Development:

The project is a 4-story multi-family residential building consisting of approximately 323,003 square feet. The building would consist of assisted and independent living units with a total of 200 units. There would be below grade parking for 92 vehicles. The site capacity calculation provided indicates that the site is 9.1 acres of land however this is not correct as currently the building is on the following lots: Lots 1 and 2, Block 2 and Outlot A The Homestead. Prior to the submittal of the Incentive Development Final Plan the property will need to be replatted to create one lot for the building. The lot created will need to be large enough so that the building meets the zoning district standards for the proposed use. The City will need to be in agreement in allowing Outlot A being reduced in size since the executed Development Agreement requires the property owner to dedicate Outlot A to the City of Rochester for regional storm water management.

In the R-3 zoning district congregate housing uses have the same zoning district standards as multi-family residential uses but have different signage and bufferyard requirements. Buildings over 3 stories are to be processed through the Incentive Development review process. In this case the building is 4 stories and based on a lot area of approximately 9 acres in size it has a floor area ratio of .81 and a density of 22 units per acre requiring that it be approved through the Incentive Development review process.

There would brick on the exterior of the building with the unit cluster at the ends of each wing being brick also, as well as the center core facades. The roofs at the end of the building wings will slope down to the 3 story level. This will help visually decrease the height at the most visible areas.

No landscaping has been provided in the preliminary plan review process. If the preliminary plan is approved a detailed landscaping plan (including plans for the retaining walls) will be required at the time the final plan is submitted for review. In addition to landscaping plan, detailed exterior buildings elevations, site plan and site capacity calculation will be required.

Incentive Development:

The Incentive Development provisions of the Land Development Manual allow for a higher intensity development when certain actions are taken by the landowner to make the development more attractive and publicly acceptable. These actions may include additional open space amenities, traffic and pedestrian amenities and/or design features. The Incentive Development approval procedure is a two step process consisting of a preliminary plan and a final development plan. The preliminary plan is reviewed under a Type III, Phase II, procedure with a public hearing before the Planning Commission and a public hearing before the Council. The final plan is reviewed under the Type III, Phase III, procedures. The Council does have the authority to waive the final plan.

The criteria to be considered when reviewing an Incentive Development are listed in Paragraph 62.630 (1), which is attached for your review. This section looks at both the suitability of the area and the site design. The preliminary plan may be approved if it is found that the development has addressed and satisfied all of the criteria, or that a practical solution consistent with the public interest can be incorporated into the design.

The development is proposing a 4 story building. The allowed number of stories permitted within the R-3 zoning district is 3 for a Type I (staff approval) permit. In this case the applicant is proposing 4 stories. Sections 62.630, 62.652, 62.657 and 62.658 (see attached) list the criteria that may be considered for granting bonus density. The criteria that apply in this case are:



Section 62.652

#1 "Energy Conservation" – The northern end of the structure is taller than the southern portion of the building.

Section 62.657

#5 "Site Planning" – The building has a unique design to it by having 4 wings that come off of a center core area. A lot the units will have views of the regional storm water detention structure to the west.

Section 62.658

#1 "Storm Water Management" – A large regional storm water detention structure is located just to the west, which will be dedicated to the City.

#6 "Integrated Planning" – The overall development consist of approximately 40 acres. The proposal is one of the many different types of housing units that will be developed on the property. The building will be located on approximately 9 acres.

62.630 CRITERIA FOR INCENTIVE DEVELOPMENTS:

In determining whether to approve, approve with conditions, or deny an application, the Commission and Council shall be guided by the following criteria:

1) Preliminary Development Plan Criteria:

a) **Suitability of the Area:** The Commission and Council shall find that the proposed site is suitable as the location for an Incentive Development based on consideration of the following factors:

- 1) The proposed use is compatible with the land uses in the area. There is an approved General Development Plan for the development, which identifies the property being developed as a senior housing development.
- 2) The regional storm water detention structure on the property does limit the developable land available for development.

b) **Site Design Criteria:** The Commission and Council shall find that the preliminary development plan design is consistent with the following guidelines:

- 1) **Capacity of Public Facilities:** Public utilities are already been installed on the property however due to the new site design some utility lines will need to be relocated. In addition to the relocation of some utility easements will need to be vacated. There is adequate to accommodate the proposed development.
- 2) **Geologic Hazards:** There are no known geologic hazards on the property.
- 3) **Natural Features:** The site has been graded according to a previous plan for the property proposed by the applicant. The proposed modification will require the site to be re-graded to accommodate the building and parking areas.
- 4) **Traffic Generation Impact:** The proposed use will not cause the capacity of the adjacent roadway to be exceeded. 55th Street NW is classified as an "Expressway"

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roadway and 18th Avenue NW is classified as an "Arterial" on the Thoroughfare Plan. The applicant will be required to install a left turn on 18th Avenue NW into the development.

- 5) **Height Impacts:** The height of the building will not affect the surrounding properties. The building is located on the central/easterly portion of the development, which consist of 40 acres. There is an existing single residential development located approximately 700 feet to the west. Between the proposed building and the existing single residential development there is a large regional storm water detention structure and there will be townhomes built west of the storm water detention structure in the future.
 - a) The proposed structure will not deny adequate sunlight to the surrounding properties as well as it will not destroy views from primary exposures of the adjacent residential dwellings.
- 6) **Setbacks:** The property is currently platted, however, the proposed structure is located on 3 lots so at this time setbacks cannot be reviewed to determine if they are met. The property will need to be replatted to create a lot that the proposed structure, parking, recreation space and landscape area can fit on and meet the zoning district standards. Prior to the submittal of the incentive development final plan the property will need to be replatted.
- 7) **Internal Site Design:** Adequate building separation can not be determined at this time because the proposed building encompasses 3 lots. The property will need to be replatted to create a lot that the proposed structure will be able to meet the required zoning district standards for the proposed use. The common areas of the building are oriented to the large regional storm water detention structure.
- 8) **Screening and Buffering:** No conceptual landscaping was provided with the application. When the Incentive Development final plan is submitted, a detailed landscaping plan will need to be submitted for review.
- 9) **Ordinance Requirements:** It appears the development includes adequate amounts of off-street however further review is need at the time that the incentive development final plan is submitted. No landscaping plan was provided with the application. When the Incentive Development final plan is submitted, a detailed landscaping plan will need to be submitted for review.

Staff Recommendation:

Based on the above findings and the need for a final plan submittal, the Planning staff recommends approval of this incentive development preliminary plan, with the following conditions:

1. ***Prior to the submittal of the Final Plan, the property shall be replatted to create a lot which will meet the zoning district standards for the proposed use.***
2. ***The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a City/Owner Contract.***
3. ***The Final Development Plan application shall include:***
 - ***Building elevations that identify dimensions, building materials and colors;***

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Page 5
VOA Incentive Development
December 4, 2003

- *Details for exterior lighting on the building;*
- *Detailed landscaping plan including plant materials;*
- *A sign plan, if signs will be proposed;*
- *Grading plan;*
- *Updated site capacity calculation based on the new lot.*

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EXCERPTS FROM THE ROCHESTER ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL

62.630 CRITERIA FOR INCENTIVE DEVELOPMENTS:

In determining whether to approve, approve with conditions, or deny an application, the Commission and Council shall be guided by the following criteria:

2) Preliminary Development Plan Criteria:

a) **Suitability of the Area:** The Commission and Council shall find that the proposed site is suitable as the location for an Incentive Development based on consideration of the following factors:

- 1) The proposed use is compatible with the existing land uses in the area or the pattern of zoning within 1,000 feet of the property boundaries.
- 2) The natural characteristics of the site under consideration, including topography and soil characteristics, necessitate increased density to allow for economic development of the site.

b) **Site Design Criteria:** The Commission and Council shall find that the preliminary development plan design is consistent with the following guidelines:

- 1) **Capacity of Public Facilities:** The existing or future planned utilities in the area are adequate to serve the proposed development.
- 2) **Geologic Hazards:** The existence of areas of natural or geologic hazard, such as unstable slopes, sinkholes, floodplain, etc., has been identified and the development of these areas has been taken into account or will be addressed in the final development plan.
- 3) **Natural Features:** For developments involving new construction, the arrangement of buildings, paved areas and open space has, to the extent practical, utilized the existing topography and existing desirable vegetation of the site.
- 4) **Traffic Generation Impact:** Anticipated traffic generated by the development will not cause the capacity of adjacent streets to be exceeded, and conceptual improvements or the need for improvements to reduce the impact of access points on the traffic flow of adjacent streets have been identified where needed.
- 5) **Height Impacts:** For developments involving new construction, the heights and placement of proposed structures are compatible with the surrounding development in the following manner:
 - a) The structures will not deny adequate sunlight to surrounding properties;
 - b) The siting of the structures will not destroy views from the primary exposures of adjacent residential dwellings;



- 6) **Setbacks:** For developments involving new construction, proposed setbacks are related to building height and bulk in a manner consistent with that required for permitted uses in the underlying zoning district.
- 7) **Internal Site Design:** For developments involving new construction, the preliminary site layout indicates adequate building separation and desirable orientation of the buildings to open spaces, street frontages or other focal points.
- 8) **Screening and Buffering:** The conceptual screening and bufferyards proposed are adequate to protect the privacy of residents in the development or surrounding residential areas from the impact of interior traffic circulation and parking areas, utility areas such as refuse storage, unwanted pedestrian/bicycle access, or to subdue differences in architecture and bulk between adjacent land uses.
- 9) **Ordinance Requirements:** The proposed development includes adequate amounts of off-street parking and loading areas and, in the case of new construction, there is adequate landscaped area to meet ordinance requirements.

BONUS DENSITY

62.652 **Medium Density Residential Development:** The criteria listed in this paragraph will be considered in granting bonus density in the R-3 zoning districts:

- 1) Making provisions in the development for integration of double wide or other types of manufactured housing with site built dwellings.
- 2) **Energy Conservation:** Site design and building orientation laid out in such a manner so as to reduce or provide for the potential reduction in energy consumption. Features to be considered are:
 - a) The placement of higher densities on south facing slopes;
 - b) Taller buildings sighted towards the north portion of the site, but with sufficient setback so as not to shade properties to the north.
- 3) The criteria listed in Paragraph 62.657.
- 4) The criteria listed in Paragraph 62.658.

62.657 **All Residential Development:** The criteria in this paragraph may be considered for granting bonus density in all residential developments districts.

- 1) **Proximity to Neighborhood Facilities:** The development is designed with a minimum of two bedrooms per unit and meets three of the following locational criteria in relation to neighborhood facilities.
 - a) it is within 1/4 mile of a nursery school
 - b) within 1/2 mile of an elementary school
 - c) within 3/4 mile of a junior high school
 - d) within 1/4 mile of a neighborhood playground

- e) within 1/2 mile of a neighborhood shopping center or 1/4 mile of a convenience retail use.
- 2) Dedication of land for public recreation use which is in excess of any ordinance requirements for usable recreation space. Facilities to be considered include playlots, neighborhood parks, community parks, special use parks, city squares or triangles, parkways or trail systems providing access to major public facilities or along environmental corridors.
- 3) Development within one-quarter mile of a bus shelter or the provision of a new bus shelter along an existing transit route.
- 4) Installation of noise buffers where the development is exposed to traffic-generated or industrially-generated noise exceeding the permitted residential noise level of this ordinance. The buffer shall reduce the level of noise to a level no more than five decibels above the permitted noise level.
- 5) **Site Planning:** Integrated design of the site, individual lots and floor plans so as to provide 1) a varied streetscape (through varying garage and dwelling unit entrance location, landscaped front yards designed as part of initial project, or building variations that create identity through the use of features such as setback variation, archways, chimneys or recessed areas) and 2) individual unit privacy, (through orientation of major indoor areas to private outdoor spaces or window placement in such a manner so as not to create sightlines into neighboring units or private outdoor areas).
- 6) **Housing for Low Income Households:** Aside from the other provisions of this section, any unit constructed for low income families shall earn a bonus of one (1) additional dwelling unit, up to the maximum density with bonus permitted. The units shall meet one of the following three requirements:
 - a) They are provided under a contract with a governmental housing authority which provides assurance that the units will be made available to low income families for at least twenty-five (25) years;
 - b) The units are subsidized by either the federal, state or local government;
 - c) The development application is accompanied by covenant documents or other adequate documents guaranteeing the use of those dwellings for low income families. The documents shall not be accepted until approval by the City as to legal form and effect, providing that the use restriction be for at least 25 years.

In no event shall this bonus be permitted where subsidized or guaranteed units constitute more than thirty (30%) percent of a development, except where the development consists of less than ten (10) dwelling units.

- 7) **Storm Shelter:** The providing of storm shelter space in accordance with the provisions of Paragraph 62.266(3).

62.658 **All Development:** The criteria in this paragraph may be considered for granting bonus density in all developments:

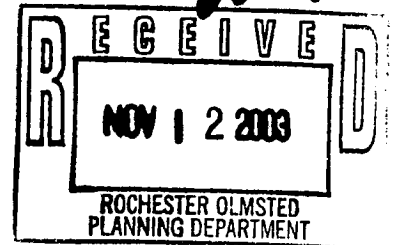
- 1) **Storm Water Management:** The developer provides on-site or off-site improvements to stormwater facilities that will minimize existing flooding, erosion or siltation problems resulting from obsolete or non-existing stormwater facilities up or downstream from the tract in question; or the developer provides improvements such as over-sized retention basins, channel improvements, or recharge facilities



which reduce or eliminate existing flooding, erosion or siltation caused by urban development either up or downstream. The City Council shall determine that the existing problems are sufficient to grant the bonus, based upon the recommendation of the City Engineer.

- 2) The development proposes to integrate the reuse of an existing structure which has been vacant for 24 consecutive months.
- 3) Easements consistent with the flood control project are provided, or other bank treatment or river beautification which will result in increased usage of the area along existing streams for walking, sitting, or other means of passive recreation are developed.
- 4) Street improvements normally provided by the City of Rochester are constructed, dedicated or paid for by the developer. Examples include the provision of right-of-way for arterial streets beyond that normally required to be dedicated, or the construction or payment for turn lanes, signal lights, increased pavement depths, etc.
- 5) **Utility Service:** The development of the site will lead to increased efficiency in the existing public utility delivery system or the more efficient use of already existing utilities. This means, a) that the necessary utilities already exist on the property to be served, or b) the development of the property will provide a necessary link or connection to complete the system or improve service.
- 6) **Integrated Planning:** The proposed development involves the integrated development of a site which is a minimum of one acre in size and located in an established district.
- 7) Each four (4) percent increase in the landscape area ratio above the minimum required shall be considered as meeting the criteria for bonus density/floor area or an increase in plant materials so as to exceed minimum requirements.
- 8) The proposed development minimizes access points by utilizing shared access points with adjacent developments, resulting in a reduction in the number of driveway openings on a collector or higher level street.
- 9) Parking lot landscaping for the purpose of screening residential areas and/or right-of-way areas from concentration of vehicles.

in-site architects



November 11, 2003

Planning Department
City of Rochester / Olmsted County
2122 Campus Drive SE
Rochester, MN 55904

Re: Submittal for Incentive Development

Volunteers of America / Presbyterian Homes Campus
55th Street NW and 18th Ave NW


Volunteers of America / Presbyterian Homes is requesting an Incentive Development approval for their senior housing campus at 55th Street NW and 18th Ave NW. The request is to increase the number of stories in the building from three to four stories. The current R-3 Congregate Housing zoning allows three stories.

The following design features have made it necessary for this request:

1. A full wellness center is proposed within the building to serve both the immediate campus as well as the senior community. This center will have education rooms, cardio and strength rooms, locker rooms, dining, and space for a warm water therapy pool. Volunteers of America is currently in discussions with the Rochester Senior Center to cross program the uses of the wellness center.
2. The extra story helps to shorten the length of corridors within the building which encourages independence for seniors as they age.

We believe this request will not adversely affect any surrounding properties, and will enhance the overall general development of the site. To help minimize any impact this change may have on our site and building design offer the following enhancements:

1. Addition of brick to the building. We are proposing that the unit cluster at the ends of each wing be brick, as well as the center core facades.
2. The roofs at the end of the wings will slope down to the 3 story level to help visually decrease the height at the most visible areas. The main entry appears as two stories.

- 
3. The building has been moved so that no building west of the ponds is over two stories high. This means that the closest distance to existing single family properties from the congregate building is now 700 feet, in lieu of the previous 265 feet.
 4. With the four story design more green space is created.
 5. Working with existing grades to create "walk out" areas gives more variety to the roof and grade lines.

Concerning specific site design criteria:

Capacity of Public Facilities: Not affected because there is no change in the approved use of the property. All utilities (water, sanitary, and storm) are currently installed on the site. Some utility lines will need to be moved to accommodate the new site design)

Geologic Hazards: No hazards are created

Natural Features: New site layout works with the existing topography

Traffic Generation Impact: Not affected because there is no change in the approved use of the property

Height Impacts: The proposed height of the building will not affect surrounding properties, and actually is located further from external property lines than originally approved.

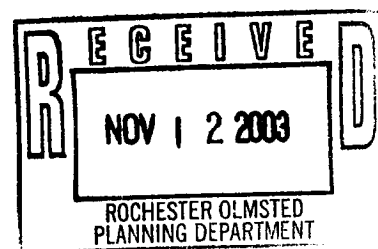
Setbacks: Not affected as all original external setbacks are maintained or increased.

Internal Site Design: The one story increase does not negatively affect the internal site, and does provide additional open space on the site, as well as provide a more user friendly building for senior residents. The only internal property this request affects is the Department of Public Works storm management ponds that were dedicated to the city by Volunteers of America. We understand that the department has no objections to the one story increase of the building.

Screening and Buffering: This will be provided as submitted with the original General Development Plan, and the proposed Amendment to the GDP.

Ordinance Requirements: The one story increase does not change service to the building and parking is provided at a slightly greater ratio than the approved General Development Plan.

Given the many enhancements this design provides we request that approval be given for the increase in height from three stories to four stories.





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November 20, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Restricted Development Conditional Use Permit #03-60 by Volunteers of America to allow for development of a 4 story 200 unit congregate housing building on the east side of the property.

Dear Ms. Garness:

Our review of the referenced application is complete and our comments follow:

1. Vacation of existing and dedication of new public utility easements is required.
2. The existing public water main in this area must be relocated per our requirements. We will work with the applicant's engineering firm on the layout to serve this area.
3. Fire hydrant locations must be approved by the Fire Prevention Bureau.
4. Final water main construction plans conforming to standard City of Rochester requirements must be prepared by a civil engineer and approved by us.
5. The owner is required to enter into a City Owner Contract with the City of Rochester for the installation of the public water main. Contact the Land Development Manager (507-281-6198) at the Public Works Department for details.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Volunteers of America
Kirk Velett, In-Site Architects

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/26/03

The Department of Public Works has reviewed the application for Restricted Development Plan #03-60, on the Volunteers of America property, platted as part of Lots 1 & 2, Block 2, The Homestead. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. With the exception of Storm Water management for any areas that do not drain to approved on-site facilities, and Traffic Signs, all other development charges for this Property have been addressed in, and paid through the City-owner Contract process for Ph I & Ph II of The Homestead.
3. The relocation and / or extension of public utilities will require the execution of a City-Owner Contract prior to construction, and the applicable dedication and/or vacation of public easement(s).



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ROCHESTER PARK AND RECREATION DEPARTMENT

November 17, 2003

TO: Jennifer Garness
Planning

RE: CUP #30-60
Volunteers of America

Dedication for the proposed 4 story building has been met via the 07-23-01 cash payment. No additional dedication is required.

As per conditions of the approved GDP, the applicant should be extended 1.65 acre of dedication credit for the dedication of the constructed public pond / trail system surrounding the pond.

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: November 25, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Restricted Development Conditional Use Permit #03-60 by Volunteers of America. The applicant is proposing to develop a 4 story congregate housing building with 200 units on their property.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building within the City of Rochester. The fire apparatus access road shall extend to within 150 feet of all portions of the building or any portion of the exterior wall of the first story as measured by an approved route around the exterior of the building. Fire apparatus access roadways shall be 20 feet in width and comply with section 503 of the Rochester Fire Code.
3. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

a) Streets less than 26 feet in width shall be posed "No Parking" on both sides of the street.

c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
Volunteers of America
In-Site Architects

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: CUP #03-60 by VOA

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☒ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

No wetlands exist on this site according to the wetland delineation report of 1999.

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1. The GDP shall be revised:

- a) Changing CO RD 144 SE / 40th AVE SE to "40 Ave SE (CO RD 144)".
2. The anticipated Level of Service at intersection of Bob's Construction and 40th Avenue SE will meet the standards of the LDM. Any future expansion or reconstruction of the entire site shall require completion of a Traffic Impact Report (TIR) as required under Section 61.253 (3a & 3b) of the LDM. In addition, future development of this property may require the relocation of the access driveway to align directly across 40th Avenue SE from Kelly Lane SE. Mn/DOT strongly recommends these access be as far south from Mn/DOT's right-of-way as possible to ensure proper stacking distance.
3. Execution of a Pedestrian Facilities Agreement shall be required addressing the Owner's obligation related to future pedestrian facilities along the frontages of this property.
4. Grading and Drainage Plan approval is required prior to any new development of this property. A Storm Water Management fee shall apply for participation in the City's Storm Water Management Plan (SWMP) for any increase in impervious surface resulting from new development / redevelopment.
5. The water system shall be extended through this property to the NE side per RPU-Water Division requirements providing for a planned looped system to serve this and the adjoining properties to the east.
6. Prior to any additional development / redevelopment of this property, the Owner's obligations shall be addressed in the Development Agreement with the City.
7. On-site fire hydrants shall be added to this property prior to any additional construction on the property being approved.

Amendment to General Development Plan #132 known as Volunteers of America Senior Housing by Volunteers of America. The Applicant is proposing to amend the approved GDP by changing the types of housing units on the property mostly in the westerly half of the property. The property is located along the north side of 55th Street NW and along the west side of 18th Avenue NW.

AND

Incentive Development Conditional Use Permit #03-60 by Volunteers of America. The applicant is proposing to develop a 4 story congregate housing building with 200 units on their property. The location of the building is just east and south of the detention pond on the property. The property is located along the north side of 55th Street NW and along the west side of 18th Avenue NW.

Mr. Brent Svenby presented the staff reports, dated December 4, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that the landscape plan was submitted after the packet was distributed. Prior to submitting a final plan for the incentive development, the applicant will need to submit a detailed landscaping plan listing the types of planting materials and exact location, as well as

elevations of retaining walls on the property, colors of the building itself, and exact building materials.

Mr. Kirk Velett, of Insite Architects (1101 West River Parkway, Suite 330, Minneapolis MN 55415), addressed the Commission. Their previous plan showed three separate buildings. They now feel it is better to have all the units for seniors at different levels of needs in one building so they can share all the services.

Ms. Wiesner asked if the applicant was in agreement with the staff-recommended conditions.

Mr. Velett stated that there was mention of a payment regarding grading and drainage. His understanding is that it was taken care of with the original development plan. The storm drainage fees have been paid by the dedication of the land for the storm ponds on the site.

Mr. Svenby stated that he would clarify it with Public Works.

Mr. Velett stated that he had the same question with regard to the park dedication fees. He understood that, once the trails were constructed, it would be in lieu of any cash payment.

Mr. Svenby stated that, according to the Park Department memorandum, the dedication fee was based on 380 dwelling units on the site. The proposed amendment shows 400 dwelling units.

Mr. Velett stated that they do not have any other concerns with the staff-recommended conditions.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Ms. Petersson moved to recommend approval of Amendment to General Development Plan #132 known as Volunteers of America Senior Housing by Volunteers of America with the staff-recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 9-0.

CONDITIONS:

- 1. The GDP shall be revised to remove the 16 unit buildings in the southwest portion of the property out of the area that is zoned R-1X.**
- 2. The property shall be replatted. The City Public Works Department shall be in agreement to revising Outlot A to accommodate the 4 story building.**
- 3. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.**
- 4. Dedication of parkland shall be met via: land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated November 17, 2003.**
- 5. The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a**



City/Owner Contract

6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.

Ms. Petersson moved to recommend approval of Incentive Development Conditional Use Permit #03-60 by Volunteers of America with the staff-recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 9-0.

CONDITIONS:

1. Prior to the submittal of the Final Plan, the property shall be replatted to create a lot which will meet the zoning district standards for the proposed use.
2. The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a City/Owner Contract.
3. The Final Development Plan application shall include:
 - Building elevations that identify dimensions, building materials and colors;
 - Details for exterior lighting on the building;
 - Detailed landscaping plan including plant materials;
 - A sign plan, if signs will be proposed;
 - Grading plan;
 - Updated site capacity calculation based on the new lot.

Amendment to the Arboretum Special District (SD #1) and the Arboretum General Development Plan (#83), by Cordul Establishment and Michael Younge. The applicant is proposing to add approximately 3.08 acres of land to the Special District, and amend the General Development Plan to designate the property for "commercial" uses. The applicant is also requesting approval for a Substantial Land Alteration permit to change grades on the site by 10 feet or more. The property is located north of 41st Street, east of Arboretum Drive.

Mr. Brent Svenby presented the staff report, dated December 5, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Wade DuMond, of Yaggy Colby Associates, addressed the Commission. He stated that the applicant agrees with the staff-recommended conditions. He stated that there was a neighbor in the audience that asked him about the substantial land alteration. The cut slope close to the Lincolnshire residents would be a 15 foot cut (3:1 slope). There is potential that it could be moved further out so that a berm could be put on top of the hill. However, they would have to figure out how to balance the site.

Ms. Rivas asked what the bufferyard width would be.

Mr. DuMond responded 100 feet.